

OCT 21 2008

STATE OF MAINE
KENNEBEC, SS.

JUDY PELLERIN
CLERK OF COURT

DISTRICT COURT
LOCATION: WATERTOWN
DOCKET NO. WATDC-FM-2007-81

43-231

ANDREA POIRIER,

Plaintiff,

v.

CHRISTOPHER POIRIER,

Defendant.

ABSTRACT OF DIVORCE DECREE

I, Judy Pellerin, the duly appointed, qualified, and acting Clerk of the Maine District Court, Waterville, hereby certify that on the 29th day of October, 2008, a decree of divorce became final between ANDREA POIRIER, Plaintiff, of Waterville, Maine, and CHRISTOPHER POIRIER, Defendant, of China, Maine, and that the following is a true copy of so much of said decree as relates to the disposition or transfer of real estate in Kennebec County, Viz:

12. Real Estate. The parties are the owners, individually or in joint tenancy, of twelve separate parcels of real estate in Kennebec and Somerset Counties, all of which are marital property. Title to these properties is allocated to the parties as follows:

KENNEBEC COUNTY:

FIRST PARCEL: Land with a single family home thereon located at 1 Harding Way, ~~Waterville~~ Maine, described in a Warranty Deed from Estelle L. Quimby to Christopher Poirier dated March 28, 2005, and recorded March 30, 2005, in the Kennebec County Registry of Deeds at Book 8352, Page 215. This parcel is subject to a Mortgage held by Cuso Mortgage Corporation dated March 28, 2005, and recorded in the Kennebec County Registry of Deeds at Book 8352, Page 217. This parcel is set apart to ANDREA POIRIER as her sole property, subject to the Mortgage thereon.

SECOND PARCEL: Land with a multi-unit residential building thereon located at 3 Messalonskee Avenue, Waterville, Maine, described in a Warranty Deed from Leon L. Bisson and Martha J. Bisson to Christopher Poirier and Andrea Poirier, as Joint Tenants, dated August 27, 2004, and recorded August 30, 2004, in the Kennebec County Registry of Deeds at Book 8096, Page 25. This parcel is subject to a Mortgage held by Cuso Mortgage Corporation dated August 27, 2004, and recorded in the Kennebec County Registry of Deeds at Book 8096, Page 26; and is further subject to a Home Equity Line of Credit Mortgage held by Keybank National Association dated October 15, 2004, and recorded in the Kennebec County Registry of Deeds at Book 8176, Page 334. This parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgages thereon.

③ Sherman & Sandy

THIRD PARCEL: Land with a single family home thereon located at 34 Carey Lane in Waterville, Maine, described in a Warranty Deed from Partners Roofing, LLC, to Christopher Poirier, dated June 13, 2006, and recorded June 19, 2006, in the Kennebec County Registry of Deeds at Book 8946, Page 9. This parcel is subject to a Mortgage held by TD Banknorth dated June 13, 2006, and recorded in the Kennebec County Registry of Deeds at Book 8946, Page 11. This parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgage thereon.

FOURTH PARCEL: Land with a multi-unit residential building thereon located at 6 Gold Street, Waterville, Maine, described in a Warranty Deed from Maurice R. Plante and Mary A. Plante to Christopher Poirier, dated June 29, 2006, and recorded July 10, 2006, in the Kennebec County Registry of Deeds at Book 8974, Page 37. This parcel is subject to a Mortgage held by TD Banknorth dated June 28, 2006, and recorded in the Kennebec County Registry of Deeds at Book 8974, Page 38. This parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgage thereon.

FIFTH PARCEL: Land with a multi-unit residential building thereon located at 639 Oak Grove Road, Vassalboro, Maine, described in a Warranty Deed from S & T Realty, LLC, to Christopher Poirier, dated March 30, 2007, and recorded April 2, 2007, in the Kennebec County Registry of Deeds at Book 9298, Page 303. This parcel is subject to a Mortgage held by TD Banknorth dated March 30, 2007, and recorded in the Kennebec County Registry of Deeds at Book 9298, Page 305. This parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgage thereon.

SIXTH PARCEL: Land with a single family home thereon located at 168 College Avenue, Waterville, Maine, described in a Warranty Deed from Timothy D. Sawtelle and Larry L. Morin to Christopher G. Poirier and Andrea Poirier, as Joint Tenants, dated October 27, 2004, and recorded November 4, 2004, in the Kennebec County Registry of Deeds at Book 8189, Page 219. This parcel is subject to a Mortgage held by Timothy D. Sawtelle and Larry L. Morin, dated October 27, 2004, and recorded in the Kennebec County Registry of Deeds at Book 8189, Page 220. This parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgage thereon.

SEVENTH PARCEL: Land with a multi-unit residential building thereon located at 40 Wilkes Street, Waterville, Maine, described in a Warranty Deed from Richard B. Lizotte to Christopher Poirier, dated July 18, 2005, and recorded July 19, 2005, in the Kennebec County Registry of Deeds at Book 8502, Page 300. This parcel is subject to a Mortgage held by Bangor Savings Bank, dated July 18, 2005, and recorded in the Kennebec County Registry of Deeds at Book 8502, Page 301; and is further subject to a Mortgage held by TD Banknorth dated June 13, 2006, and recorded in the Kennebec County Registry of Deeds at Book 8946, Page 24. This Parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgages thereon.

EIGHTH PARCEL: Land with a single family home thereon located at 11 Boutelle Avenue, Waterville, Maine, described in a Quitclaim Deed with

Covenant from Allan W. Stanford and Lauraly Stanford to Christopher G. Poirier and Andrea Poirier dated September 2, 2005, and recorded September 13, 2005, in the Kennebec County Registry of Deeds at Book 8592, Page 146. This parcel is subject to a Mortgage held by Allan W. Stanford and Lauraly Stanford dated September 2, 2005, and recorded in the Kennebec County Registry of Deeds at Book 8592, Page 148. This parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgage thereon.

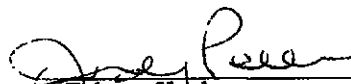
NINTH PARCEL: Land with a multi-unit residential building thereon located at 102 Clinton Avenue, Winslow, Maine, described in a Warranty Deed from R & N, Inc., to Christopher G. Poirier, dated April 30, 2007, and recorded May 1, 2007, in the Kennebec County Registry of Deeds at Book 9332, Page 195. This parcel is subject to a Mortgage held by TD Banknorth dated April 27, 2007, and recorded in the Kennebec County Registry of Deeds at Book 9332, Page 197. This parcel is set apart to CHRISTOPHER POIRIER as his sole property, subject to the Mortgage thereon.

In accordance with 19-A M.R.S. § 953(7)(E), it is the intention of the Court that, following the entry of this Judgment, ANDREA POIRIER shall be the sole owner of title to the property described as the First Parcel above, and CHRISTOPHER POIRIER shall have no interest of any kind in the property; and CHRISTOPHER POIRIER shall be the sole owner of title to the property described as the Second through Ninth Parcels above, and ANDREA POIRIER shall have no interest of any kind in the property.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said District Court this 29th day of October, 2008.

(SEAL)




Title: Clerk
Name: Judy Pellerin

This certificate to be recorded in the Registry of Deeds for the county above named.

Return to:

Received Kennebec SS.
10/30/2008 8:21AM
Pages 3 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS

Robert E. Sandy, Jr., Esq.
Sherman & Sandy
P.O. Box 499
Waterville, ME 04901-0499

RECEIVED AND FILED
WATERVILLE DISTRICT COURT
OCT 31 2008
JUDY PELLERIN
CLERK OF COURT